

Bossier Parish Subdivision Regulations

Within Five Mile Radius of Any Incorporated
Town or Village, Which Has Zoning Regulations

This document is provided as a guide for developers of subdivisions in Bossier Parish and is not a complete or comprehensive list of the requirements of the Bossier Parish Police Jury. The official regulations of the Bossier Parish Police Jury are contained in their code of ordinances. Developers should consult the code of ordinances for the official requirements of the Bossier Parish Police Jury.

Plat Approval:

Master Plan - Must be provided for all adjacent property owned or controlled by the developer or on which future development is probable.

Drainage Plan – Must be provided to meet Health Department and Police Jury requirements. All drainage easements should be clearly located and wide enough to provide for future maintenance requirements.

Water – Community water system must be incorporated into development if available. Developer should provide a letter from the water system stating that water can be provided to the proposed development.

Fire Protection – Fire Hydrants must be provided if a water line of sufficient pressure is available. Developer should provide a letter from the fire district stating if the fire rating of the district will be adversely affected by the development.

Sewer – Developments with lots less than one acre or less than an average of 200 feet in width and depth or planned for 125 lots or more must provide a central sewage collection system that meets Health Department requirements.

Right of Way – Minimum right of way shall be 60 foot on streets, 50 foot on service streets on which no lots front, 100 foot on boulevards, and 50 foot radius for cul-de-sacs.

Flood Zone – Flood zone must be specified and boundaries shown on the plat.

GPS – GPS coordinates meeting the requirements of the Bossier Assessors Office must be shown on the plat.

Lot Sales – No lots may be sold until all improvements are completed.

Home Owners Associations – HOA's are encouraged where sewer systems, common areas, street lights, etc. will need to be maintained by others.

Construction Requirements:

Street – Six-inch thick concrete street with integral curb or two-inch thick asphalt street with 30-inch concrete curb and gutter section 25 foot wide from back of curb to back of curb. When the average lot size is greater than one acre and the average width and depth is greater than 200 feet a 20-foot asphalt street with 4-foot gravel shoulders may be used.

Base Course for Concrete Street – Must be approved by Parish Engineer or designated representative. Should be one foot wider than street width.

Base Course for Asphalt Street – Eight-inch thick soil cement or sand-clay-gravel certified by an approved testing laboratory to meet LDOTD requirements. Should be the same width as the street plus shoulders or one foot wider than the street when used with a 30-inch curb and gutter section.

Cul-de-sacs – Minimum radius of 35 feet required.

Sidewalks – 4-foot sidewalks are required on both sides of street in subdivisions where lots are less than an average width and depth of 200 feet.

Street Lights – Required on a minimum spacing of 200 feet and maximum spacing of 300 feet. Must be maintained by developer or HOA.

Drainage – Must use LDOTD approved drainage structures. All open ditches, except roadside ditches, must be paved.

Inspection – An inspection fee equal to 3 % of the estimated cost of construction must be paid to the Bossier Parish Police Jury before any construction begins. The police jury must be notified before any construction begins so that they may inspect the work.

Testing – An approved testing laboratory must certify that all material used in the construction of roads and streets meets or exceeds the requirements of the Bossier Parish Police Jury.

Maintenance Bond – A two-year maintenance bond equal to 25% of the total construction cost for asphalt streets or 10 % of the total construction cost for concrete streets shall be furnished to the police jury before streets are accepted into the parish road system for maintenance.